

Residential Pipeline: Age-Restricted Units Remaining to be Built/Permitted by Fiscal Planning Subarea as of June 30, 2019

This listing includes age-restricted projects that were approved and had units remaining to be issued building permits as of June 30, 2019. As of June 30, 2019, there were 3,401 age-restricted approved units yet to be permitted. Of these 3,401, there were 2,810 (83%) independent living/active adult units and 591 (17%) assisted living/nursing home units. Completed projects, which are those for which all units in the project were built or issued building permits as of June 30, 2019, are not shown in this table. A list of housing units for completed, age-restricted projects is available in the Demographics and Data section of the Department of Planning and Zoning website.

Fiscal Planning Subarea/ Project Name	Approved Units as of 6/30/19					Units Built or Permitted as of 6/30/19					Units Remaining to be Permitted as of 6/30/19				
	Independent Living/ Active Adult			Assisted Living/ Nursing Home		Independent Living/ Active Adult			Assisted Living/ Nursing Home		Independent Living/ Active Adult			Assisted Living/ Nursing Home	
	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total	SFD	SFA	MF	GQ	Total
Ashburn	0	292	1,792	521	2,605	0	103	1,328	132	1,563	0	189	464	389	1,042
Ashby Ponds	0	0	1,792	316	2,108	0	0	1,328	132	1,460	0	0	464	184	648
Goose Creek Village North, Century Corner at	0	0	0	80	80	0	0	0	0	0	0	0	0	80	80
Lansdowne, National Conference Center East	0	74	0	0	74	0	0	0	0	0	0	74	0	0	74
Lexington 7	0	113	0	125	238	0	103	0	0	103	0	10	0	125	135
Regency at Belmont (Belmont Executive Center)	0	105	0	0	105	0	0	0	0	0	0	105	0	0	105
Dulles	178	553	1,071	184	1,986	3	142	227	0	372	175	411	844	184	1,614
Birchwood at Brambleton (Brambleton Active Adult)	149	507	846	0	1,502	3	142	227	0	372	146	365	619	0	1,130
Poland Hill ⁽¹⁾	29	46	78	100	253	0	0	0	0	0	29	46	78	100	253
Waltonwood South Riding	0	0	147	84	231	0	0	0	0	0	0	0	147	84	231
Leesburg	0	0	144	0	144	0	0	0	0	0	0	0	144	0	144
Cornwall Commons	0	0	19	0	19	0	0	0	0	0	0	0	19	0	19
Crescent Parke ⁽¹⁾	0	0	70	0	70	0	0	0	0	0	0	0	70	0	70
Potomac Station Marketplace ⁽¹⁾	0	0	55	0	55	0	0	0	0	0	0	0	55	0	55
Northwest	12	68	0	0	80	8	68	0	0	76	4	0	0	0	4
Heritage Highlands (Lovettsville Retirement Village)	12	68	0	0	80	8	68	0	0	76	4	0	0	0	4
Potomac	10	32	349	108	499	20	50	235	90	395	-10	-18	114	18	104
Falcons Landing ⁽²⁾	10	32	349	108	499	20	50	235	90	395	-10	-18	114	18	104
Sterling	0	0	493	0	493	0	0	0	0	0	0	0	493	0	493
Mount Sterling ⁽¹⁾	0	0	98	0	98	0	0	0	0	0	0	0	98	0	98
Waterside	0	0	395	0	395	0	0	0	0	0	0	0	395	0	395
Total	200	945	3,849	813	5,807	31	363	1,790	222	2,406	169	582	2,059	591	3,401

(1) Crescent Parke, Mount Sterling, Poland Hill, and Potomac Station Marketplace are projects with both age-restricted and non-age-restricted units. The figures in this table only reflect the age-restricted units.

(2) Falcon's Landing is approved to demolish 10 SFD and 18 SFA. The demolitions had yet to occur as of July 1, 2019 which is why the remaining number of units shown for SFD and SFA are negative.

Note:

The project approved number of units reflect the total number of age-restricted units approved per rezoning, except in cases where the project has an approved site plan or subdivision. In those cases the approved number of units per those legislative application types is reflected.

Residential Structure Type Category Definitions:

Single-Family Detached (SFD): A dwelling that is not attached to any other dwelling by any means.

Single-Family Attached (SFA): Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadraplexes, where each unit has their own ground floor external entrance.

Multi-Family (MF): A building containing multiple dwelling units. Multi-Family dwelling units are commonly referred to as "garden style," "mid-rise," and "high-rise" condominiums/apartments, as well as stacked townhomes, one-over-tuos, and two-over-tuos.

Group Quarters (GQ): A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers. Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.

Disclaimer:

The Loudoun County Department of Planning and Zoning makes every reasonable effort to ensure the accuracy of this information. This table provides the best estimates of development based on the legislative approval documents, building permits issued, data in the County's geographic information system, and data in the County's Land Management Information System (LMIS). Loudoun County does not assume any liability arising from the use of this data. This data is provided without warranty of any kind, either expressed or implied.